

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-12 ADDRESS 1043 N. E. Winona Street

LEGAL DESCRIPTION Lot 12, Block 13, WOODLAWN

OWNER STEVE, Louise LOT AREA 5,000 sq.ft.

PROPERTY DESCRIPTION:

Subject is a 50'x100' lot slightly above the street grade, level, oiled gravel street, concrete curb, concrete sidewalk, concrete walk, concrete driveway, lawn, shrubs, cherry tree. The rear yard is enclosed by a cyclone steel fence, good lawn, shrubs and all public utilities connected.

Improvements consist of a 1-story frame bungalow originally built during 1909. It has a full basement, asbestos shake siding, wood porch on a concrete foundation wall, composition roof in good condition, galvanized iron gutters and downspouts in good condition, plywood eaves show deterioration and are in need of paint, one section needs replacement.

There is a single car garage, 10'x16' in size, attached, with swinging doors, asbestos siding, flat composition roof. Subject has a storm door, good screened windows.



The interior consists of an entry way into the living room which has a modern hollow core mahogany door, new hardware, living room with fir floors, fir trim and sash. There is a modern fold door with additional cost of \$50 which leads into the front bedroom which has fir floors and a modern wardrobe closet. The walls are papered. There is a good sized dining room with papered walls, ceilings in good condition.

The kitchen has linoleum floors in good condition, modern base cabinets about three years old, birch doors, drawers, formica counter top and splash, modern sink and plumbing. Overhead cabinets are of an older vintage and are of fir and painted. It is wired for range and refrigerator.

There is a central hall off the dining room which leads to two bedrooms. Each of the bedrooms have modern cabinets, modern hardwood drawers, adjustable shelving. The hall has additional linen closet, new linoleum floors; the bath has new linoleum floors, three white fixtures which appear new and an enclosed older tub.

Access from the kitchen leads to a covered rear porch with screen doors in good condition. Access to the attic by fir tread, the stairs were a recent addition and they are steep. The floors are subflooring, sheetrock walls, ceiling, shelving, drawers, closet, completely sheetrocked, heat is in, light is in, some of the sheetrock is unfinished. The only thing that needs to be done to make it complete is to finish the floors and one small section of the wall. There is storage space in the remainder of the attic. Wiring has been enlarged to accomodate modern facilities, new wall plugs, new fixtures.

Access to the basement is by fir treads. The concrete walls have been retreated with new concrete and water protective. There are concrete floors, water trap, two laundry trays, wired for washer. There is a modern forced air oil fired furnace with new heat ducts and outlets. The motor appears to have been recently replaced. There is an automatic electric hot water heater, full basement with good lights and no apparent sign of dry rot. There is a small frame storage room for fruit. There is a new cabinet and shelving in the dining room about 4 lineal feet.

The property is in very good condition.

ZONING: R - 5L